

1 BILL NO. R-84-11- 20

2 DECLARATORY RESOLUTION NO. R-139-84

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
under I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated
6 November 19, 1984, to have the following described property desig-
7 nated and declared an "Economic Revitalization Area" under Divi-
8 sion 6, Article II, Chapter 2 of the Municipal Code of the City
9 of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1,
10 to-wit:

11 Lot #59 and Lot #58 EXCEPT the East
12 50 feet thereof, Congressional In-
dustrial Park, Section II;

13 said property more commonly known as 3011 Congressional Parkway,
14 Fort Wayne, Indiana;

15 WHEREAS, it appears that said petition should be pro-
16 cessed to final determination in accordance with the provisions
17 of said Division 6.

18 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
19 OF THE CITY OF FORT WAYNE, INDIANA:

20 SECTION 1. That, subject to the requirements of Section
21 4, below, the property hereinabove described is hereby designated
22 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
23 12.1. Said designation shall begin upon the effective date of
24 the Confirming Resolution referred to in Section 3 of this Resolu-
25 tion and shall continue for one (1) year thereafter. Said desig-
26 nation shall terminate at the end of that one-year period.

27 SECTION 2. That upon adoption of this Resolution:

28 (a) Said Resolution shall be filed with the Allen
29 County Assessor;

30 (b) Said Resolution shall be referred to the Committee
31 on Finance and shall also be referred to the De-
32 partment of Economic Development requesting a re-

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commendation from said department concerning the advisability of designating the above designated area an "Economic Revitalization Area";

(c) Common Council shall publish notice in accordance with I.C. 5-3-1 of the adoption and substance of this Resolution and setting this designation as an "Economic Revitalization Area" for public hearing;

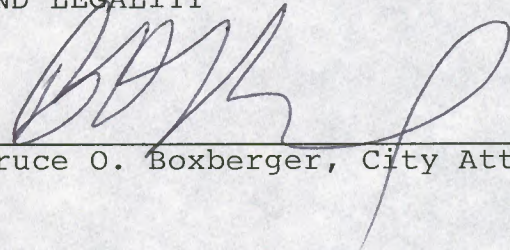
(d) If this Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, then the Resolution shall be referred to the Fort Wayne Redevelopment Commission and said designation as an "Economic Revitalization Area" shall not be finally approved unless said Commission adopts a resolution approving the petition.

SECTION 2. That this Resolution shall be subject to being confirmed, modified and confirmed or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

SECTION 4. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

Councilmember

APPROVED AS TO FORM
AND LEGALITY



Bruce O. Boxberger, City Attorney

Read the first time in full and on motion by _____,
seconded by _____, and duly adopted, read the second time
by title and referred to the Committee _____ (and the City
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wayne,
Indiana, on _____, the _____ day of _____,
19 _____, at _____ o'clock _____ .M., E.S.

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by GiaQuinta,
seconded by Stier, and duly adopted, placed on its
passage. PASSED (~~lost~~) by the following vote:

| | <u>AYES</u> | <u>NAYS</u> | <u>ABSTAINED</u> | <u>ABSENT</u> | <u>TO-WIT:</u> |
|--------------------|-------------|-------------|------------------|---------------|----------------|
| <u>TOTAL VOTES</u> | <u>9</u> | _____ | _____ | _____ | _____ |
| <u>BRADBURY</u> | <u>✓</u> | _____ | _____ | _____ | _____ |
| <u>BURNS</u> | <u>✓</u> | _____ | _____ | _____ | _____ |
| <u>EISBART</u> | <u>✓</u> | _____ | _____ | _____ | _____ |
| <u>GiaQUINTA</u> | <u>✓</u> | _____ | _____ | _____ | _____ |
| <u>HENRY</u> | <u>✓</u> | _____ | _____ | _____ | _____ |
| <u>REDD</u> | <u>✓</u> | _____ | _____ | _____ | _____ |
| <u>SCHMIDT</u> | <u>✓</u> | _____ | _____ | _____ | _____ |
| <u>STIER</u> | <u>✓</u> | _____ | _____ | _____ | _____ |
| <u>TALARICO</u> | <u>✓</u> | _____ | _____ | _____ | _____ |

DATE: 11-27-84

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort
Wayne, Indiana, as (~~ANNEXATION~~) (~~APPROPRIATION~~) (~~GENERAL~~)
(~~SPECIAL~~) (~~ZONING MAP~~) ~~ORDINANCE~~ (~~RESOLUTION~~) NO. B-139-84
on the 27th day of November, 19 84,

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Ray A. Ebert
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,
on the 28th day of November, 19 84,
at the hour of 11:30 o'clock A.M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 29th day of November,
19 84, at the hour of 11:00 o'clock A.M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Ottenweller Company Inc.
2. Owner(s) Nelson And Janet Ottenweller, Michael W. Ottenweller
3. Address of Owner(s) 10413 Oak Tree Rd. 5816 Spring Oak Ct.
Ft. Wayne, In. Ft. Wayne, In.
46825 46825
4. Telephone Number of Owner(s) (219 - 627-2234
5. Relationship of Applicant to Owner(s) if any Same
6. Address of Applicant ~~SAME~~ 3840 Wells St.
Ft. Wayne, In. 46808
7. Telephone number of Applicant () Same
8. Address of Property Seeking Designation ~~3840 Wells St.~~
3011 Congressional Parkway
9. Legal Description of Property Proposed for Designation (may be attached)
See Attached
10. Townwhip Washington
11. Taxing District Washington

12. Current Zoning M - 1
13. Variance Granted (if any) None
14. Current Use of Property Vacant
- a. How is property presently used? _____
- _____
- _____
- b. What Structure(s) (if any) are on the property? _____
- _____
- _____
- b. What is the condition of this structure/these structures? _____
- _____
15. Current Assessed Value of Real Estate _____
- a. Land \$60,000
- b. Improvements _____
16. Amount of Total Property Taxes Owed During the Immediate Past Year _____
- _____
17. Description of Proposed Improvements to the Real Estate _____
- 16,500 Sq. Ft. Industrial Bldg. 15,000 Sq. Ft. Manufacturing
- 1,500 Sq. Ft. Office
- _____
- _____
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin? Immediateley
- _____
- b. When is completion expected? March 1, 1985
- _____
19. Cost of Project (not including land costs) \$295,000

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at of in connection with the project after it is completed? Ten

lation of this new manufacturing equipment? _____

b. What is the nature of those jobs? Manufacturing IE.
Welders, Machine Operators, Assm. Personnel

c. Anticipated time frame for reaching employment level stated above?

1 Year

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) None

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? _____

Land is currently : not used for development or farming.

Building would enhance the area through improved land usage

and increased property value.

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? Project will allow
increased growth for our firm, resulting in higher volume and
increased employment. It will also allow us to be more
competative in areas outside of Ft. Wayne.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof. _____

None

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated? YES X NO

26. Financing on Project

What is the status of financing connected with this project?

Total Cost of Project \$352,000

Bank Mort. Loan \$216,800

C D C Title IX Loan \$100,000

Owners Equity Contribution \$35,000

I hereby certify that the information and representation on this Application are true and complete.

Michael W. Ottewill
Signature(s) of Owners

Date

Nancy D. Rivera
Nelson H. Ottewill

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing:

Date of Building Permit:

Approved or Denied? Date:

Allocation Area:

OFFICE OF

Joseph B. Stoodly Jr. and Associates

REGISTERED LAND SURVEYOR NO. S-0144 INDIANA

1042 Saint Joseph Boulevard

Fort Wayne, Indiana 46805

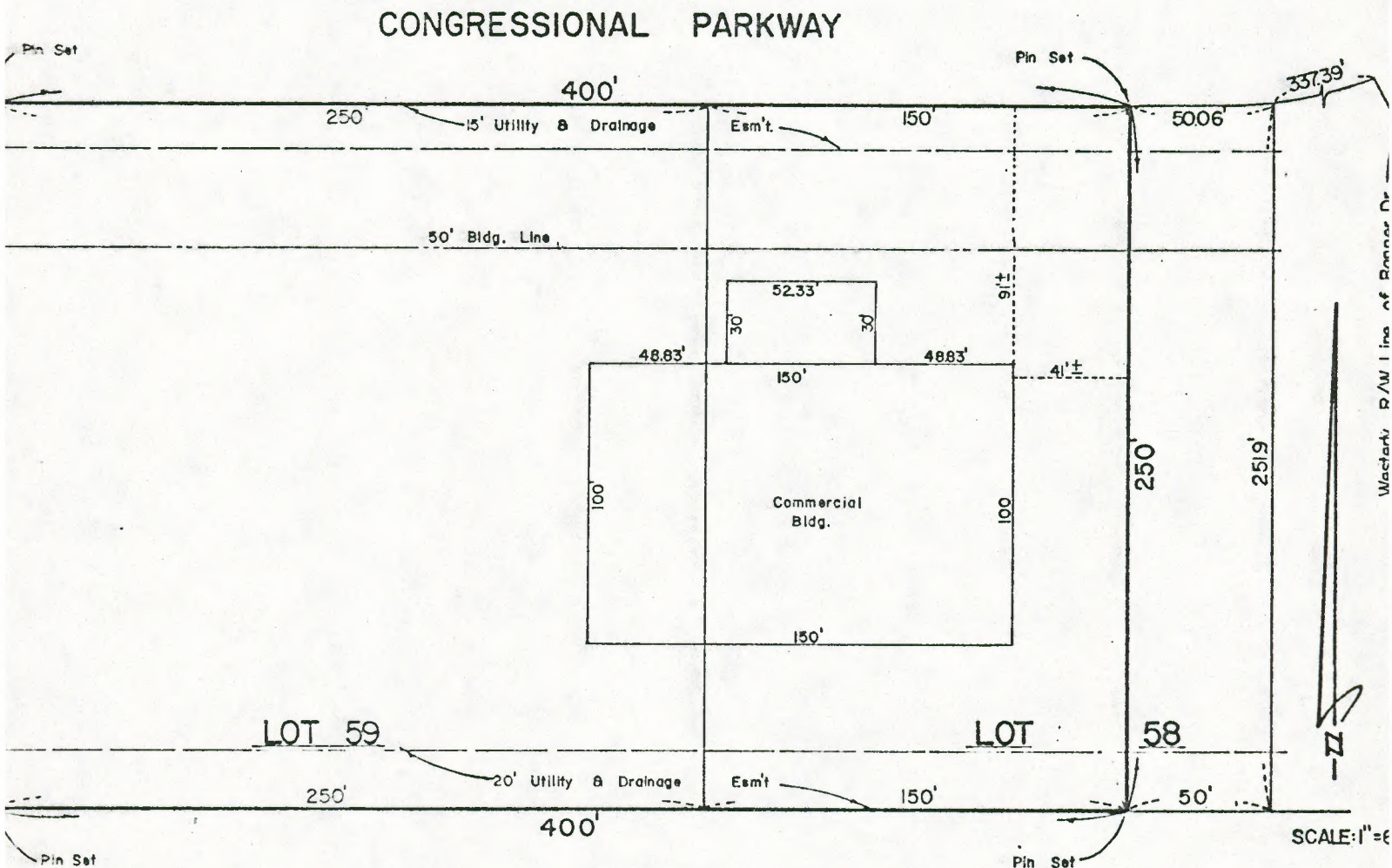
Phone (219) 424-6733

The undersigned Land Surveyor, registered under the Laws of Indiana, hereby certifies that he has made a resurvey of the real estate described and shown below.

Measurements were made and monuments set in conformity with the records on file in the office of the Recorder of ALLEN County, Indiana and to the best of my knowledge accurately shown. Any encroachments or discrepancies are shown below.

Legal description of real estate.

Lot #59 and Lot #58 EXCEPT the East 50 feet thereof, Congressional Industrial Park, Section II.

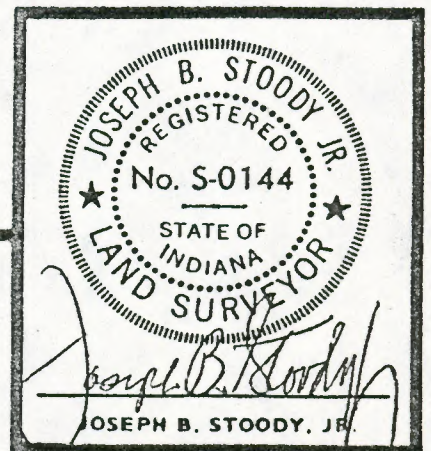


Subject real estate does not lie in a flood hazard area as defined by the Dept. of HUD, FEMA Flood Hazard Boundary Maps.

FOR: OTTENWELER

JOB NO. 7416

DATE 11/6/84



Admn. Appr. _____

DIGEST SHEETTITLE OF ORDINANCE Declaratory Resolution

②-84-11-30

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic
Revitalization Area" under I.C. 6-1.1-12.1. (Ottenweller Company, Inc. -
3011 Congressional Parkway, Fort Wayne, Indiana)

EFFECT OF PASSAGE A building will be constructed on land that is presently
not developed. The project will allow increased growth for the firm,
resulting in higher volume and increased employment. It will also allow
them to be more competitive in areas outside of Fort Wayne.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$295,000

ASSIGNED TO COMMITTEE (PRESIDENT) _____